

<b>Property Description</b>	: 3 Bedroom Detached Villa
<b>Structural System</b>	: Reinforced concrete and steel structure
<b>Concrete Grade</b>	: BS20
<b>Roof Structure</b>	: Reinforced Concrete slab with pitched roof
<b>Damp Proofing</b>	: Damp proof course to Roof, Base, Walls and Balconies
<b>Wall Structure</b>	: Bricks / Block Beams
<b>Floor materials</b>	: Porcelain Flooring throughout / Marble Staircase
<b>Internal Doors</b>	: E-doors - Fully fitted
<b>Windows &amp; Doors</b>	: Aluminum double glazed units
<b>Wrought Iron work</b>	: Internal Staircase, Balconies and Terraces
<b>Electrical:</b>	

All lighting and electrical sockets to be fitted and installed to the approved electrical project in compliance with the 'Cyprus Turkish Electrical Engineers Association' standards.

#### **Water System:**

2 tonnes plastic underground water storage unit, 1 tonne water tank on roof, Solar panels and Hot water Immersion heater system. All plumbing including pipe work, taps and water pump included as standard.

**Boundaries** : Stone walling to all boundaries with wrought iron gates

**Structural Guarantee** : 5 Years

#### **Living Room**

- TV point.
- Telephone point.
- Electrical points
- Air conditioning Point (no unit fitted)
- Plaster coving
- Fireplace

#### **Kitchen / Diner**

- The kitchen units will be fully fitted and will be made of either solid pine or MDF based profile. The countertop will be laminated and the sink will be stainless steel. The customer will have a choice of styles & colour.
- Electrical points for Fridge Freezer, Washing machine, Dishwasher, Oven / Hob and Extractor. **(these appliances are not included as standard)**

### **Downstairs Bedroom 1 •**

TV point.

- Air conditioning Point (no unit fitted)
- Telephone point
- Electrical points
- Built in wardrobes: Choice of doors from selected range

### **En-suite 1**

- Fully fitted shower unit
- Toilet
- Sink
- Wall tiling: Colour optional from a selected range.

### **Cloak Room**

- Toilet
- Sink
- Wall tiling: Colour optional from a selected range.

### **Upstairs Bedroom 2 •**

TV point.

- Air conditioning Point (no unit fitted)
- Telephone point
- Electrical points
- Built in wardrobes: Choice of doors from selected range

### **En-suite 2**

- Fully fitted shower unit
- Toilet
- Sink
- Wall tiling: Colour optional from a selected range.

### **Master Bedroom •**

TV point.

- Air conditioning Point (no unit fitted)
- Telephone point
- Electrical points
- Built in wardrobes: Choice of doors from selected range

### **En-suite 3**

- Walk in Wardrobes
- Fully fitted shower unit
- Sink
- Wall tiling: Colour optional from a selected range.

### **External**

- Stonewall boundaries with wrought iron gates to property.
- Block paved driveway to park a vehicle.
- Top soiled gardens.
- External lighting on villa.
- Infrastructure for Satellite and Wi-Fi system